

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of May 28, 2015

Roll Call

Present were: Sharilyn Zellhuber (chair), Kevin McDonald, Barbara Stanley, Millie Schoonover. John Moots was absent.

Also present was Brian Templin, City Planner and Joyce Mason.

Approval of Minutes

1. Approval of minutes of April 23, 2015. A motion was made and seconded to approve the minutes of the April 23, 2015 meeting.

MOTION TO APPROVE SCHOONOVER/MCDONALD APPROVED

Public Comment

1. Non-Agenda Items. There were no non-agenda items discussed.

Public Hearing and New Business

1. PC Resolution 553-15, RZ 052815, Rezoning a portion of Tract 15, USS 2611 from Public to Medium Density Residential. Brian provided a staff report on the development of Tract 15 into residential lots. Brian reported that part of the development process was rezoning the area from Public to a residential zone. Brian reminded the commission that zoning changes require an ordinance and have to ultimately be passed by the city council so the resolution that the commission passes is a recommendation to the council regarding the zoning. Brian said that based on the number of lots created by the subdivision and the density of zoning on both sides – high density to the west and low density to the east that Medium Density Residential zoning was the recommended zoning for the parcel. Joyce Mason provided comments on concerns that she had regarding the amount of traffic, the nature of the neighborhood and the potential number of units that would be allowed between medium and low-density zoning and requested that the commission recommend Low Density Residential zoning for the parcel. There was additional discussion by the commission regarding the road size relative to other roads in town, the potential number of units and the process required for triplexes or four-plexes to be placed on the properties. Commissioner McDonald recused himself stating that he had a financial interest in some of the subject property. There was no objection to his recusal. A motion was made and seconded to approve PC Resolution 553-15 recommending rezoning of a portion of Tract 15, USS 2611 from Public to Medium Density Residential.

MOTION TO APPROVE STANLEY/SCHOONOVER APPROVED
3 YEA -0 NAY WITH COMMISSIONER MCDONALD ABSTAINING

2. PC Resolution 554-15, RP 052815, Preliminary plat of Jones Subdivision (HS 457 and a portion of West Hamilton Drive). Brian reported that this subdivision was a cleanup item resulting from the road paving project on West Hamilton Drive. He said that there was an agreement between the city and the adjacent property owner of HS 457 to replat the road on that property to correctly reflect the road location. The original truck trail that established the right-of-way did not match the road location. The replat places the road within the new right-of-way, expands the right-of-way to 45' and creates a tideland lot which will be retained by the owner of HS 457. There were no additional comments or changes to the plat. A motion was made and seconded to approve Resolution 554-PC approving the preliminary plat of the Jones Subdivision.

MOTION TO APPROVE

SCHOONOVER/MCDONALD

APPROVED

Old Business

1. Marijuana Regulations. Brian provided a copy of the first set of regulations drafted by the Alcoholic Beverages Control Board for public review. Brian said that the comment deadline for the first set of regulations was June 24th. Brian also said that the first set of regulations talked about local option to opt out and definitions. He said there were no surprises and that he simply wanted to give the planning commission a chance to read the draft regulations and provide any comments. Brian said that he had already given the draft regulations to the city council for their review. The other two sets of draft regulations will also be forwarded to the city council and planning commission for review when they are made public. There were no comments from the commission and no action was taken on this item.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:40 pm.

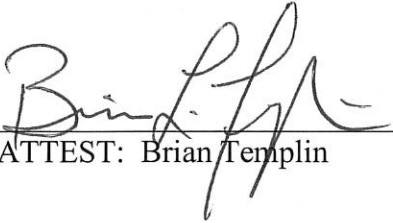
MOTION TO ADJOURN

STANLEY/SCHOONOVER

APPROVED



Chairman Sharilyn Zellhuber



ATTEST: Brian Templin